

**STATE OF VERMONT  
GREEN MOUNTAIN CARE BOARD**

In re: Application of CCK Holdings, LLC ) GMCB-019-14con  
And Redstone Villa, LLC )  
To Purchase Redstone Villa )  
 )  
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**CERTIFICATE OF NEED**

The Green Mountain Care Board issues this certificate of need (CON) pursuant to 18 V.S.A. § 9431 *et seq.* (Health Facility Planning) to CCK Holdings, LLC and Redstone Villa, LLC (the applicants) to purchase the real estate and operations of Redstone Villa, a 30-bed Medicare/Medicaid certified skilled nursing facility located in St. Albans. CCK Holdings, LLC will own the real estate and Redstone Villa, LLC will be the operator of the facility.

The Board issues this CON based on the Findings of Fact and Conclusions of Law in the Statement of Decision and Order in this docket, and subject to the requirements and conditions set forth below.

**Project Description and Scope**

Coleen Kohaut and Callie Anne Kohaut, through two separate corporate entities, applied for a CON to purchase the real estate and operations of Redstone Villa (the Project).

The total cost of purchasing Redstone Villa is \$555,000. The applicants propose to finance the purchase with \$477,000 in loans, comprised of loans of up to \$209,000 from the Vermont Economic Development Authority (VEDA), and a loan of up to \$280,000,000 from the Union Bank. The applicants will be contributing \$78,000 in equity. Additional organizational and financing fees will be funded by the applicants.

The Project is outlined in greater detail in the Statement of Decision and Order in this docket, incorporated herein and issued today by the Board.

**Requirements and Conditions**

The Project, subject to the following requirements and conditions, meets the statutory criteria set forth in Section 9437 of Title 18:

1. The applicants shall develop and operate the Project in strict compliance with its scope as described in the application, in other materials in the record submitted by the applicants, and in strict conformance to the Findings of Fact and Conclusions of Law set forth in the Statement of Decision and Order in this docket, and subject to the requirements and conditions herein.

2. The Project shall be fully implemented within one (1) year of the date of this certificate of need, or the certificate of need shall become invalid and deemed revoked.
3. Noncompliance with any provision of this certificate of need or with applicable ordinances, rules, laws and regulations constitutes a violation of this certificate of need and may be cause for enforcement action pursuant to 18 V.S.A. §§ 9445, 9374(i), and any other applicable law.
4. This certificate of need is not transferable or assignable and is issued only for the premises and entities named in the application.
5. If the applicant contemplates or becomes aware of a potential or actual nonmaterial change as defined in 18 V.S.A. § 9432(12) or a material change as defined in 18 V.S.A. § 9432(11) to the scope or cost of the Project as described in its application and designated in this certificate of need, the applicant shall file a notice of such change immediately with the Board. The Board shall review the proposed change and advise the applicant whether the proposed change is subject to review.
6. The applicants shall file two (2) implementation reports with the Board. The first report shall be filed six months from the date on which the applicants commence ownership and operations of Redstone Villa; the subsequent report shall be filed six months thereafter. The implementation reports shall include
  - a. the most recent CMS “Nursing Home Compare” ratings for the facility including detail on all reported categories including quality measures and surveys conducted; and
  - b. verification that no material or nonmaterial changes have occurred or are contemplated.
7. After notice and an opportunity to be heard, the Board may in its discretion make such further orders as it finds necessary or appropriate to accomplish the purposes of this certificate of need and to ensure compliance with its terms and conditions.
8. All reports, notices, forms, information or submissions of any kind required to be submitted to the Board shall be signed by the applicants’ chief executive officer and verified by the chief executive officer, or by his or her designated representative.
9. The conditions and requirements contained in this certificate of need shall remain in effect for the duration of the reporting period defined in paragraph 6, above.

**SO ORDERED.**

Dated: October 1, 2015 at Montpelier, Vermont.

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|---------------------------|---|----------------|
| s/ <u>Alfred Gobeille</u> | ) | GREEN MOUNTAIN |
|                           | ) | CARE BOARD     |
| s/ <u>Cornelius Hogan</u> | ) | OF VERMONT     |
|                           | ) |                |
| s/ <u>Jessica Holmes</u>  | ) |                |
|                           | ) |                |
| s/ <u>Betty Rambur</u>    | ) |                |
|                           | ) |                |
| s/ <u>Allan Ramsay</u>    | ) |                |

Filed: October 1, 2015

Attest: s/ Janet Richard

Green Mountain Care Board  
Administrative Services Coordinator